

None requested.

13 PL/21/4 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

In accordance with the Council's arrangements for Public Speaking at Planning Committee, representations were made as detailed below relating to the items in Paper PL/21/4 and the speakers responded to questions put to them as provided for under those arrangements.

Application Number	Representations From
DC/20/04663	Emma Walker (Agent)
DC/20/04615	Leslie Short (Agent)
DC/20/05137	None.

It was RESOLVED

That subject to the imposition of conditions or reasons for refusal (whether additional or otherwise) in accordance with delegated powers under Council Minute No. 48(a) (dated 19 October 2004) decisions on the items referred to in Paper PL/21/4 be made as follows:-

14 DC/20/04663 LAND EAST OF THE CONSTABLE COUNTRY MEDICAL CENTRE, HEATH ROAD, EAST BERGHOLT, SUFFOLK

14.1 Item 6A

Application Proposal	DC/20/04663 Application for Approval of reserved matters following outline approval B/16/01092. Town and Country Planning (Development Management Procedure) (England) Order 2015 – Access, Layout, Scale, Design, and Landscaping for Mixed Use development including up to 75 dwellings, a pre-school and a neighbourhood hub, comprising a swimming pool, office space, and a local shop, public open space, and associated infrastructure and landscaping as amended by drawings received on 11 November 2016 (omission of school land).
Site Location	EAST BERGHOLT – Land East of the Constable Country Medical Centre, Heath Road, East Bergholt, Suffolk
Applicant	Hills Building Group

14.2 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, the contents of the tabled papers including the updated housing mix, and the officer recommendation of approval.

14.3 The Case Officer responded to Members' questions on issues including: the parish council site visit to Great Bentley to view possible house designs, the

scale and design of the swimming pool building, the designation of Keyworker properties and the Affordable Housing Provision, the viability of a shop and swimming pool, and the response from the Highways Authority regarding road crossing points and a Zebra Crossing.

14.4 The Case Office responded to further questions from Members on issues including: the highways implications of the proposal, compliance with policies CS11 and EB1, the sustainability measures proposed, the response from the Environmental Health team, the layout of the site, the proposed operating hours of the shop, the health provision in the area, and the protection of tree's adjoining the site.

14.5 The Case Officer responded to additional questions from Members on issues including: why no Bungalows included in the Affordable Housing provision, the construction management plan, whether a barrier would be included on the retail car park, and that the proposal did accord with Nationally Defined Space Standards.

14.6 Members considered the representation from Emma Walker who spoke as the Agent.

14.7 The Agent responded to Members questions on issues including: the number of proposed car parking spaces in the retail car park, the end user for the swimming pool, the number of bungalows proposed on site, amenity space within the proposed flats, the number of homes proposed for over 55s, the provision for public transport in the area, the energy efficiency of the proposed dwellings, the housing needs of the village and the district, and arrangements to stop people parking on grass verges.

14.8 Members debated the application on the issues including: whether people would park on the grass verges and if bollards could be conditioned, the driveways and garages proposed on site, the proposed bungalows on site, the amenities space in the flats to dry clothes, the implications on the highway network and existing problems in the area.

14.9 Councillor David Busby proposed that the application be approved as detailed in the officer recommendation with the additional conditions as follows:

- Notwithstanding the details of the submitted landscaping scheme the applicant shall submit details of provision to prevent parking on verges etc.
- The updated housing mix in the tabled papers
- Correction of the open hours for the shop
- Deliveries condition to be amended.

14.10 Councillor Adrian Osborne seconded the motion.

14.11 By 8 votes to 1 with 1 abstention.

14.12 **RESOLVED**

That, following the variation of the Outline s.106 Agreement in relation to the affordable housing provision, the application be GRANTED planning permission and include the following conditions:-

- Approved plans and documents
- Agreement of finishing materials for walls and roofs
- RAMS Contribution
- Landscape details to be agreed
- No externally mounted mechanical equipment at the pre-school, swimming pool or shop/work hub unless otherwise agreed with the LPA
- Details of fume/odour control measures from the pre-school, swimming pool and shop/work hub to be agreed with the LPA
- Noise assessment to be carried out on shop/work hub to inform the structure of the building and noise leakage to protect residents of the flats above.
- Shop opening hours to be restricted to 08:00-20:00 Monday and no deliveries outside of these times.
- Construction times to be limited to 08:00-18:00 Mondays to Friday and 09:00 – 13:00 on Saturdays. No working on Sundays or Bank Holidays.
- Construction Management Plan
- Details of external lighting to be agreed
- No burning on site
- Scheme for the implementation of water, energy and resource efficiency measures

Additional conditions:

- Notwithstanding the details of the submitted landscaping scheme the applicant shall submit details of provision to prevent parking on verges etc.
- The updated housing mix in the tabled papers
- Correction of the open hours for the shop
- Deliveries condition to be amended.

15 DC/20/04615 LAND OFF LADY LANE, HADLEIGH, SUFFOLK

15.1 A short break was taken between 11:38-11:55 after the conclusion of DC/20/04663 but before the commencement of DC/20/04615.

15.2 Item 6B

Application	DC/20/04615
Proposal	Outline Planning Application (some matters reserved, access and structural landscaping to be considered) – erection of up to 45 No dwellings (including up to 15 affordable dwellings) (following demolition of three existing buildings).
Site Location	HADLEIGH – Land off Lady Lane, Hadleigh, Suffolk
Applicant	Place Farm Developments

15.3 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, the contents of the tabled papers and the officer recommendation of refusal.

15.4 The Case Officer responded to Members' questions on issues including: the history of the site, that the proposed development was purely residential, the suitability of the site as employment land, that the site was proposed for employment allocation in the Draft Joint Local Plan, the topography of the site and HGV access, and the land within the applicants ownership.

15.5 Members considered the representation from Leslie Short who spoke as the Agent.

15.6 The Agent responded to Members' questions on issues including: the marketing of the site as employment land, the viability of the site, and the proposed density of the site.

15.7 Members debated the application on the issues including: the response from the Town Council, the comments from the Police, and the viability of the proposal.

15.8 Councillor Peter Beer proposed that the application be deferred for the following reason:

- That Application DC/20/04615 be deferred in order for the Chief Planning Officer to arrange a Member site visit (following the protocol) and for officers to provide a response to the Aspinall Verdi viability assessment.

15.9 Councillor Melanie Barrett seconded the motion.

15.10 It was noted that Councillor Adrian Osborne left the meeting so did not take part in the vote.

15.11 By 8 votes to 1

15.12 **RESOLVED**

That Application DC/20/04615 be deferred in order for the Chief Planning Officer to arrange a Member site visit (following the protocol) and for officers to provide a response to the Aspinall Verdi viability assessment.

16 DC/20/05137 LAND AT COBBOLDS FARM, IPSWICH ROAD, HADLEIGH, IPSWICH, SUFFOLK, IP7 6BG

16.1 Item 6C

Application	DC/20/05137
Proposal	Outline Planning Application. (Access and structural Landscaping to be considered). Employment land for use as Class E business buildings up to 1900m ² and Classes B2 and B8 buildings up to 4200m ²
Site Location	HADLEIGH- Land at Cobbolds Farm, Ipswich Road, Hadleigh,

Applicant Suffolk, IP7 6BG
Place Farm Developments

16.2 Councillor Peter Beer proposed that the application be deferred for the reasons as follows as this site was linked to the previous application (DC/20/04615):

- That application DC/20/05137 be Deferred in order for the chief Planning Officer to Arrange a Member site visit (following the protocol)

16.3 Councillor Sue Ayres seconded the motion.

16.4 By 8 Votes to 1

16.5 **RESOLVED**

That application DC/20/05137 be Deferred in order for the chief Planning Officer to Arrange a Member site visit (following the protocol).

The business of the meeting was concluded at 12.40 pm.

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Chair